



State of New Jersey Local Government Services

Year: 2026 **Municipal User Friendly Budget**

MUNICIPALITY: 1219 Sayreville Borough - County of Middlesex Introduced ▼

Municode: 1219 **Filename:** 1219_fbi_2026.xlsm

Website: www.sayreville.com

Phone Number: 732-390-7035

Mailing Address: 167 Main Street

Municipality: Sayreville **State:** NJ **Zip:** 08872

Mayor

First Name	Middle Name	Last Name	Term Expires	Business Email
Kennedy		O'Brien	12/31/2027	mayor@sayreville.com

Chief Administrative Officer

Glen		Skarzyinski		gskarzynsy@sayreville.com
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Chief Financial Officer

First Name	Middle Name	Last Name	Cert. Number	Business Email
Danielle		Maiorana	N-1880	danielle@sayreville.com

Municipal Clerk

Jessica		Morelos	C-1892	
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Registered Municipal Accountant

Robert		Swisher	3/14/1901	rswisher@scnco.com
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Governing Body Members

First Name	Middle Name	Last Name	Term Expires	Business Email
John		Zebrowski	12/31/2026	jzebrowski@sayreville.com
Herve		Blemur	12/31/2028	hblemur@sayreville.com
Michael		Colaci	12/31/2026	mcolaci@sayreville.com
Mary		Novak	12/31/2027	mnovak@sayreville.com
Alberto		Rios	12/31/2028	arios@sayreville.com
Stanley		Synarski	12/31/2027	ssynarski@sayreville.com

Government Type: Borough ▼

Election Type: Non-Partisan (May) ▼

USER FRIENDLY BUDGET SECTION - PROPERTY TAX BREAKDOWN

<u>2025 Calendar Year Property Tax Levies - ALL entities levying property taxes</u>					<u>Current Year 2026 Budget</u>		
	<u>Calendar Year</u>	<u>Calendar Year</u>	<u>% of</u>	<u>Avg Residential</u>	<u>Taxes</u>	<u>Actual/Estimated</u>	<u>Tax Levy</u>
	<u>Tax Rate</u>	<u>Tax Levy</u>	<u>Total Levy</u>	<u>Taxpayer Impact</u>			
Municipal Purpose Tax	1.592	\$37,697,532.67	25.64%	\$2,328.75	Municipal Purpose Tax	ESTIMATED	\$43,754,879.44
Municipal Library	0.099	\$2,339,181.50	1.59%	\$144.82	Municipal Library	ACTUAL	\$2,556,841.34
Municipal Open Space	0.020	\$473,582.00	0.32%	\$29.26	Municipal Open Space	ESTIMATED	\$474,470.98
Municipal Arts and Culture			0.00%	\$0.00	Municipal Arts and Culture		
Fire Districts (avg. rate/total levies)			0.00%	\$0.00	Fire Districts (total levies)		
Other Special Districts (total levies)			0.00%	\$0.00	Other Special Districts (total levies)		
Local School District	3.466	\$82,066,725.00	55.82%	\$5,070.00	Local School District	ESTIMATED	\$85,317,912.70
Regional School District			0.00%	\$0.00	Regional School District		
County Purposes	0.943	\$22,338,284.06	15.19%	\$1,379.40	County Purposes	ESTIMATED	\$22,900,797.18
County Library			0.00%	\$0.00	County Library		
County Board of Health			0.00%	\$0.00	County Board of Health		
County Open Space	0.089	\$2,117,661.23	1.44%	\$130.19	County Open Space	ESTIMATED	\$2,168,375.90
Other County Levies (total)			0.00%	\$0.00	Other County Levies (total)		
Total (Calendar Year 2025 Budget)	6.209	\$147,032,966.46	100.00%	\$9,082.40	Total ESTIMATED amount to be raised by taxes		\$157,173,277.54
Total Taxable Valuation as of October 1, 2025 <u>\$2,367,893,100.00</u> (To be used to calculate the current year tax rate)					Revenue Anticipated, Excluding Tax Levy <u>37,091,169.48</u>		
Current Year (2026) Average Residential Assessment <u>\$146,556.00</u>					Budget Appropriations, before Reserve for Uncollected Taxes <u>80,894,996.26</u>		
Prior Year (2025) Average Residential Assessment <u>\$146,278.00</u>					Total Non-Municipal Tax Levy <u>\$110,861,556.76</u>		
<u>Prior Year to Current Year Comparison</u>					Amount to be Raised by Taxes - Before RUT <u>\$154,665,383.54</u>		
<u>Comparison - Municipal Purposes Tax Rate</u>					Reserve for Uncollected Taxes (RUT) <u>\$2,507,894.00</u>		
Prior Year	Current Year	% Change (+/-)			Total Amount to be Raised by Taxes <u>\$157,173,277.54</u>		
1.592	1.844	15.83%			% of Tax Collections used to Calculate RUT <u>98.40%</u>		
<u>Comparison - Municipal Purposes Tax Levy</u>					If % used exceeds the actual collection % then reference the statutory exception used		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		<u>Tax Collections - ACTUAL as of Prior Year</u>		
\$37,697,532.67	\$43,754,879.44	16.07%	\$6,057,346.77		Total Tax Revenue, Collections CY 2025 <u>146,390,888.08</u>		
<u>Comparison - Impact on Avg. Residential Tax Payment (Municipal Purposes Only)</u>					Total Tax Levy, CY 2025 <u>148,352,292.08</u>		
Prior Year	Current Year	% Change (+/-)	\$ Change (+/-)		% of Taxes Collected, CY 2025 <u>98.68%</u>		
\$2,328.75	\$2,702.49	16.05%	\$373.75		Delinquent Taxes - December 31, 2025 <u>\$3,126,606.07</u>		

USER FRIENDLY BUDGET SECTION - ANTICIPATED REVENUE SUMMARY (ALL OPERATING FUNDS)

FCOA		% Difference Current vs. Prior Year	\$ Difference Current vs. Prior Year	Total Realized Revenue (Prior Year)	Total Anticipated Revenue (Current Year)	General Budget	Open Space Budget	Arts and Culture Trust Fund	Utility	Utility	Utility	Utility	Utility
08	Surplus	-36.17%	(\$3,400,000.00)	\$9,400,000.00	\$6,000,000.00	\$6,000,000.00							
08	Local Revenue	-3.36%	(\$352,580.99)	\$10,495,100.99	\$10,142,520.00	\$10,142,520.00							
09	State Aid (without offsetting appropriation)	0.00%	\$0.42	\$9,382,712.58	\$9,382,713.00	\$9,382,713.00							
08	Uniform Construction Code Fees	-13.98%	(\$138,120.00)	\$988,120.00	\$850,000.00	\$850,000.00							
	Special Revenue Items w/ Prior Written Consent												
11	Shared Services Agreements	#DIV/0!	\$0.00		\$0.00								
08	Additional Revenue Offset by Appropriations	#DIV/0!	\$0.00		\$0.00								
10	Public and Private Revenue	-72.80%	(\$4,859,253.34)	\$6,675,129.39	\$1,815,876.05	\$1,815,876.05							
08	Other Special Items	9.43%	\$672,431.10	\$7,127,629.33	\$7,800,060.43	\$7,800,060.43							
15	Receipts from Delinquent Taxes	-0.73%	(\$8,116.95)	\$1,108,116.95	\$1,100,000.00	\$1,100,000.00							
	Amount to be raised by taxation												
07	Local Tax for Municipal Purposes	14.09%	\$5,345,976.53	\$37,934,431.93	\$43,280,408.46	\$43,280,408.46							
07	Minimum Library Tax	9.30%	\$217,659.84	\$2,339,181.50	\$2,556,841.34	\$2,556,841.34							
54	Open Space Levy Tax	0.19%	\$888.98	\$473,582.00	\$474,470.98	\$474,470.98							
56	Arts and Cultural Levy Tax	#DIV/0!	\$0.00		\$0.00								
07	Addition to Local District School Tax	#DIV/0!	\$0.00		\$0.00								
08	Deficit General Budget	#DIV/0!	\$0.00		\$0.00								
	Total	-2.93%	(\$2,521,114.41)	\$85,924,004.67	\$83,402,890.26	\$83,402,890.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

USER FRIENDLY BUDGET SECTION - APPROPRIATIONS SUMMARY (ALL OPERATING FUNDS)

FCOA	Budgeted Positions		% Difference Current v. Prior Year	\$ Difference Current v. Prior Year	Total Modified Appropriation for Service Type (Prior Year)	Total Appropriation for Service Type (Current Year)	General Budget	Public & Private Offsets	Open Space Budget	Arts and Culture Trust Func	Utility	Utility	Utility	Utility	Utility	
	Full-Time	Part-Time														
20	General Government	22.00	9.00	-9.17%	(\$487,168.88)	\$5,314,368.00	\$4,827,199.11	\$50,000.00								
21	Land-Use Administration	4.00	3.00	-9.98%	(\$16,334.00)	\$163,734.00	\$147,400.00									
22	Uniform Construction Code	9.00	6.00	3.45%	\$49,971.00	\$1,448,904.00	\$1,498,875.00									
23	Insurance			19.98%	\$2,357,316.00	\$11,796,000.00	\$14,153,316.00									
25	Public Safety	131.00	4.00	4.93%	\$896,241.11	\$18,183,328.11	\$19,079,569.22			\$8,452.22						
26	Public Works	48.00	1.00	-3.18%	(\$307,860.18)	\$9,682,127.11	\$9,374,267.00									
27	Health and Human Services	3.00	1.00	11.43%	\$56,781.71	\$496,696.71	\$553,478.57				\$71,969.57					
28	Parks and Recreation	14.00		-23.30%	(\$1,103,947.00)	\$4,737,418.00	\$3,633,471.00			\$1,893,471.00						
29	Education (including Library)	13.00	11.00	9.30%	\$217,659.51	\$2,339,181.51	\$2,556,841.00									
30	Unclassified	4.00	4.00	33.64%	\$44,400.00	\$132,000.00	\$176,400.00									
31	Utilities and Bulk Purchases	11.00		-1.33%	(\$49,264.00)	\$3,706,049.00	\$3,656,785.00									
32	Landfill / Solid Waste Disposal			-3.63%	(\$146,310.00)	\$4,035,000.00	\$3,888,690.00									
35	Contingency			0.00%	\$0.00	\$37,000.00	\$37,000.00									
36	Statutory Expenditures			4.75%	\$337,102.00	\$7,092,010.00	\$7,429,112.00									
37	Judgements			#DIV/0!	\$0.00		\$0.00									
42	Shared Services			#DIV/0!	\$0.00		\$0.00									
43	Court and Public Defender	6.00	1.00	-9.70%	(\$79,325.00)	\$817,642.00	\$738,317.00									
44	Capital			-75.66%	(\$2,859,780.00)	\$3,779,780.00	\$920,000.00									
45	Debt			-0.50%	(\$41,640.00)	\$8,265,915.00	\$8,224,275.00									
46	Deferred Charges			-100.00%	(\$156,510.89)	\$156,510.89	\$0.00									
48	Debt - Type 1 School District			#DIV/0!	\$0.00		\$0.00									
50	Reserve for Uncollected Taxes			0.00%	\$0.00	\$2,507,894.00	\$2,507,894.00									
55	Surplus General Budget			#DIV/0!	\$0.00		\$0.00									
	Total	265.00	40.00	-1.52%	(\$1,288,668.55)	\$84,691,558.47	\$83,402,889.92	\$81,532,468.12	\$1,870,421.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

ASSESSED PROPERTY VALUATIONS - EXEMPT PROPERTY - PROPERTY TAX APPEAL DATA

<u>Property Tax Assessments - Taxable Properties (October 1, 2025 Value)</u>				<u>Property Tax Assessments - Exempt Properties (October 1, 2025 Value)</u>			
	# of Parcels	Assessed Value	% of Total		# of Parcels	Assessed Value	% of Total
1 Vacant Land	328	\$54,775,800.00	2.31%	15A Public Schools	7	\$45,633,500.00	7.58%
2 Residential	12,119	\$1,773,110,400.00	74.85%	15B Other Schools	3	\$14,750,200.00	2.45%
3A/3B Farm	4	\$155,900.00	0.01%	15C Public Property	315	\$92,395,600.00	15.34%
4A Commercial	384	\$156,246,300.00	6.60%	15D Church and Charities	17	\$18,948,800.00	3.15%
4B Industrial	74	\$186,343,700.00	7.87%	15E Cemeteries & Graveyards	8	\$2,150,000.00	0.36%
4C Apartments	27	\$198,303,800.00	8.37%	15F Other Exempt	138	\$428,301,400.00	71.13%
5A/5B Railroad	1	\$17,800.00	0.00%				
6A/6B Business Personal Property			0.00%				
Total	12,937	\$2,368,953,700.00	100.00%	Total	488	\$602,179,500.00	100.00%
Average Ratio (%), Assessed to True Value				33.84%			
Equalized Valuation, Taxable Properties				\$7,000,454,196.22			
Total # of property tax appeals filed in 2025				County Tax Board		3.00	
				State Tax Court		6.00	
Number of 2025 County Tax Board decisions appealed to Tax Court				0.00			
Number of pending property tax appeals in State Tax Court				18.00			
Amount paid out by municipality for tax appeals in 2025				\$19,340.00			
				Percentage of Exempt vs. Non-Exempt Properties 25.42%			

<u>Prior Budget Year's Payments in Lieu of Tax (PILOT) - 5 Year Exemptions/Abatements</u>				
	# of Parcels	PILOT Billing/Revenue	Assessed Value	Taxes if Billed in Full 2025 Total Tax Rate
G Commercial/Industrial Exemption				
I Dwelling Exemption				
J Dwelling Abatement				
K New Dwelling/Conversion Exemption				
L New Dwelling/Conversion Abatement				
N Multiple Dwelling Exemption				
O Multiple Dwelling Abatement				
Total 5 Yr Exemptions/Abatements	0	0.00	0.00	0.00

**USER FRIENDLY BUDGET SECTION
BUDGETED PERSONNEL COSTS**

Organization / Individuals Eligible for Benefit	# of Full-Time Employees	# of Part-Time Employees	Total Personnel Cost	Base Pay	Overtime and other Compensation	Pension (Estimate)	Health Benefits Net of Cost Share	Employment Taxes and Other Benefits
Governing Body	2.00	8.00	286,777.04	\$185,956.00		\$16,050.00	\$47,379.84	\$37,391.20
Supervisory Staff (Department Heads & Managers)	18.00		2,866,361.81	\$1,693,951.00	\$192,000.00	\$143,380.00	\$431,164.61	\$405,866.20
Police Officers (Including Superior Officers)	95.00		23,252,192.56	\$12,749,892.00	\$1,600,000.00	\$4,226,352.00	\$2,125,970.16	\$2,549,978.40
Fire Fighters (Including Superior Officers)			551,000.00					\$551,000.00
All Other Union Employees not listed above	128.00	31.00	20,533,064.67	\$10,270,709.00	\$1,196,000.00	\$919,620.00	\$6,092,593.87	\$2,054,141.80
All Other Non-Union Employees not listed above	22.00	1.00	6,336,033.80	\$2,504,039.00		\$177,620.00	\$3,153,567.00	\$500,807.80
Totals	265.00	40.00	53,825,429.88	\$27,404,547.00	\$2,988,000.00	\$5,483,022.00	\$11,850,675.48	\$6,099,185.40

Is the Local Government required to comply with N.J.S.A. 11A **(Civil Service)**? - YES or NO

yes

Note - **Base Pay** is the annualized rate of pay to which overtime (if eligible) and/or pension is calculated. Either calculation is fine at the discretion of the Local Unit. Overtime and other compensation is any other item that is charged as a salary and wage expense but not included in Base Pay.

USER FRIENDLY BUDGET SECTION - HEALTH BENEFITS

	Current Year # of Covered Members (Medical & Rx)	Current Year Annual Cost Estimate per Employee	Total Current Year Cost	Prior Year # of Covered Members (Medical & Rx)	Prior Year Annual Cost per Employee (Average)	Total Prior Year Cost
<u>Active Employees - Health Benefits - Annual Cost</u>						
Single Coverage	79.00	\$18,941.76	\$1,496,399.04	79.00	\$15,331.32	\$1,211,174.28
Parent & Child	19.00	\$35,916.24	\$682,408.56	18.00	\$29,111.88	\$524,013.84
Employee & Spouse (or Partner)	28.00	\$40,413.36	\$1,131,574.08	27.00	\$32,766.36	\$884,691.72
Family	69.00	\$56,327.00	\$3,886,563.00	74.00	\$45,604.20	\$3,374,710.80
Employee Cost Sharing Contribution (enter as negative -)			(\$1,800,000.00)			(\$1,400,000.00)
Subtotal	195.00		\$5,396,944.68	198.00		\$4,594,590.64
<u>Elected Officials - Health Benefits - Annual Cost</u>						
Single Coverage			\$0.00			\$0.00
Parent & Child			\$0.00			\$0.00
Employee & Spouse (or Partner)			\$0.00			\$0.00
Family			\$0.00			\$0.00
Employee Cost Sharing Contribution (enter as negative -)						
Subtotal	0.00		\$0.00	0.00		\$0.00
<u>Retirees - Health Benefits - Annual Cost</u>						
Single Coverage	57	\$23,234.88	\$1,324,388.16	58	\$19,170.36	\$1,111,880.88
Parent & Child	8	\$39,644.28	\$317,154.24	5	\$33,362.52	\$166,812.60
Employee & Spouse (or Partner)	78	\$49,193.16	\$3,837,066.48	75	\$40,616.40	\$3,046,230.00
Family	15	\$65,008.08	\$975,121.20	18	\$54,453.40	\$980,161.20
Employee Cost Sharing Contribution (enter as negative -)						
Subtotal	158.00		\$6,453,730.08	156.00		\$5,305,084.68
GRAND TOTAL	353.00		\$11,850,674.76	354.00		\$9,899,675.32

Note - other health insurances such as dental and vision are not included in this analysis unless included in the employees total premium. Therefore, the total from this sheet may not agree with the budgeted appropriation.

Is medical coverage provided by the SHBP (Yes or No)?

NO

Is prescription drug coverage provided by the SHBP (Yes or No)?

NO

USER FRIENDLY BUDGET SECTION - OUTSTANDING DEBT; PER CAPITA AND BUDGET IMPACT

			Current Year	2027	2028	All Additional Future
Gross Debt	Deductions	Net Debt	Budget	Budget	Budget	Years' Budgets
Local School Debt	\$116,655,000.00	\$116,655,000.00	\$0.00			
Regional School Debt			\$0.00			
<u>Utility Fund Debt</u>						
	\$33,315,056.00	\$33,315,056.00	\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
			\$0.00			
<u>Municipal Purposes</u>						
Debt Authorized (BNI)	\$79,817,233.74		\$79,817,233.74			
Notes Outstanding			\$0.00			
Bonds Outstanding			\$0.00			
Loans and Other Debt			\$0.00			
Total (Current Year)	\$229,787,289.74	\$149,970,056.00	\$79,817,233.74			
Population (2020 census)	<u>45,345</u>					
Per Capita Gross Debt	<u>\$5,067.53</u>					
Per Capita Net Debt	<u>\$1,760.22</u>					
3 Year Average Property Valuation		<u>\$7,077,738,964.33</u>				
Net Debt as % of 3 Year Average Property Valuation		<u>1.13%</u>				
Utility Fund - Principal			\$1,856,611.10	\$1,735,074.00	\$615,741.00	\$13,849,148.34
Utility Fund - Interest			\$669,822.52	\$1,769,074.00	\$562,896.26	\$2,270,795.04
Bond Anticipation Notes - Principal			\$100.00			
Bond Anticipation Notes - Interest			\$100.00			
Bonds - Principal			\$6,518,000.00	\$6,738,000.00	\$6,470,000.00	\$33,350,000.00
Bonds - Interest			\$1,706,075.00	\$1,516,840.00	\$1,320,550.00	\$4,134,000.00
Loans & Other Debt - Principal						
Loans & Other Debt - Interest						
Total			\$10,750,708.62	\$11,758,988.00	\$8,969,187.26	\$53,603,943.38
Total Principal			\$8,374,711.10	\$8,473,074.00	\$7,085,741.00	\$47,199,148.34
Total Interest			\$2,375,997.52	\$3,285,914.00	\$1,883,446.26	\$6,404,795.04
% of Total Current Year Budget			<u>12.89%</u>			
Description	Debt Not Listed Above					
Total Guarantees - Governmental						
Total Guarantees - Other						
Total Capital/Equipment Leases						
Total Other						
Bond Rating	<u>Moody's</u>	<u>Standard & Poors</u>	<u>Fitch</u>			
Rating	AA2					
Year of Last Rating	2023					
Mark "X" if Municipality has no bond rating						

USER FRIENDLY BUDGET SECTION - Notes

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